116.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	595,100 / 595,100
					USE VALUE:	595,100 / 595,100
					ASSESSED:	595,100 / 595,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KINLEY GEORGE &CONSTANCE
Owner 2:	TRUSTEES/MC KINLEY TRUST
Owner 3:	
Street 1:	10 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,070 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5070.000	193,000	1,600	400,500	595,100
Total Card	0.116	193,000	1,600	400,500	595,100
Total Parcel	0.116	193,000	1,600	400,500	595,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 612.24 | /Parcel: 612.2

Legal Description

User Acct 74430

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0002-0004.0

!9003!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	193,000	1600	5,070.	400,500	595,100	595,100	Year End Roll	12/18/2019
2019	101	FV	180,000	1600	5,070.	406,200	587,800	587,800	Year End Roll	1/3/2019
2018	101	FV	176,400	800	5,070.	303,200	480,400	480,400	Year End Roll	12/20/2017
2017	101	FV	176,400	800	5,070.	274,600	451,800	451,800	Year End Roll	1/3/2017
2016	101	FV	176,400	800	5,070.	263,200	440,400	440,400	Year End	1/4/2016
2015	101	FV	165,600	900	5,070.	223,100	389,600	389,600	Year End Roll	12/11/2014
2014	101	FV	165,600	900	5,070.	211,700	378,200	378,200	Year End Roll	12/16/2013
2013	101	FV	179,200	900	5,070.	201,400	381,500	381,500		12/13/2012

PRINT

Date	Time
12/10/20	23:31:42

LAST REV

Date	Time
09/26/18	10:13:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKINLEY GEORGE	30514-23		8/5/1999	Convenience	1	No	No		George R McKinley dod 5/21/2015

USER DEFINED

Prior Id # 1:	74430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
3/4/2013	Inspected	BR	B Rossignol
12/2/2008	Meas/Inspect	336	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5070		Sq. Ft.	Site		0	70.	1.13	5									400,469						400,500	

Total AC/HA: 0.11639 | Total SF/SM: 5070 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,469 | Spl Credit | Total: 400,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279768
Depreciation:	86728
Depreciated Total:	193040

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1	HB	1				

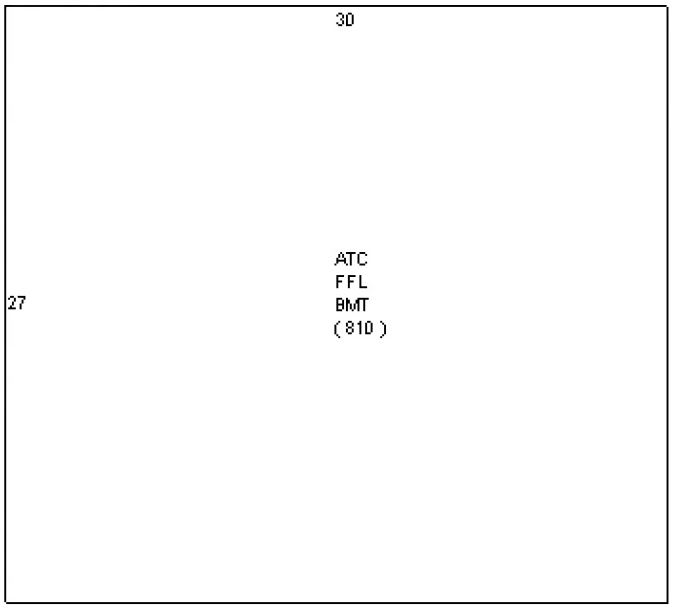
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	101.37
Final Total:	193000	Val/Su SzAd	176.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	47.570	38,530
FFL	First Floor	810	140.320	113,658
ATC	Attic	284	140.320	39,780

Net Sketched Area:	1,904		Total:	191,968	
Size Ad	1093.5	Gross Are	2430	FinArea	972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X30	A	FR	1995	3.50	T	24	101			800			800
22	Wood Deck	D	Y	1	6X10	A	AV	1995	16.00	T	19.2	101			800			800

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600